



February 13, 2014

The Honorable Bill Gulliford, President
The Honorable Lori N. Boyer, LUZ Chair
And Members of the City Council
City Hall
117 West Duval Street
Jacksonville, Florida 32202

RE: **Planning Commission Advisory Report**
Ordinance No.: 2014-18

Application for 2200 Mayport Road

Dear Honorable Council President Gulliford, Honorable Council Member and LUZ Chairwoman Boyer and Honorable Members of the City Council:

Pursuant to the provisions of Section 656.129 *Advisory recommendation on amendment to Zoning Code or rezoning of land* of the Zoning Code, the Planning Commission voted unanimously (8-0) to recommend **deferral to November 14, 2013** pending submittal of an application, a revised application, re-advertising or additional information.

Pursuant to the provisions of Section 30.204 and Section 656.129, *Ordinance Code*, the Planning Commission ("PC") respectfully offers this report for consideration by the Land Use and Zoning Committee ("LUZ").

• Recommendation by JPDD: ☐ Approve ☒ Approve with Conditions ☐ Deny

• Recommendation by PC to LUZ: ☐ Approve ☒ Approve with Conditions ☐ Deny

• Recommended PC Conditions* to the Ordinance:

1. The subject property is legally described in the original legal description dated October 29, 2013.
2. The subject property shall be developed in accordance with the original written description dated October 11, 2013.
3. The subject property shall be developed in accordance with the original site plan dated October 14, 2013.
4. The subject property shall be developed in accordance with the Development Services Division Memorandum dated January 21, 2014 or as otherwise approved by the Planning and Development Department.
5. ~~The subject property shall be developed with minimum lot sizes of 50 feet in width and 5,000 square feet in area.~~

*Additions made by PC to the proposed Jacksonville Planning and Development Department ("JPDD") conditions are underlined and deletions are indicated with a ~~striethrough~~. If there are more than three conditions, the Ordinance should be amended.

● Recommended PC Conditions that can be incorporated into the Written Description:

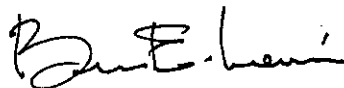
● PC Commentary: Discussion centered on the appropriateness of 40 foot lots and the reduction in density from the currently approved PUD. Concern from M. Hill that this is used as precedent for future development.

● PC Vote: 6-0

	<u>Aye</u>	<u>Nay</u>	<u>Abstain</u>	<u>Absent</u>
Tony Robbins, Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Hagan, Vice Chair	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
S. Lisa King, Secretary	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Nate Day	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lara Diettrich	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Jerry Friley	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Marvin Hill	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dow Peters	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If you have any questions or concerns, please do not hesitate to contact me at your convenience.

Sincerely,



Bruce E. Lewis, City Planner Supervisor
Planning and Development Department